142.0	0001	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,294,100 / 1,294,100
					USE VALUE:	1,294,100 / 1,294,100
					ASSESSED:	1,294,100 / 1,294,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZINK ANDREAS &WEN HAO/TRUSTEE
Owner 2:	WEN-ZINK TRUST OF 2015
Owner 3:	
Street 1:	61 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZINK ANDREAS -
Owner 2:	WEN HAO -
Street 1:	61 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 3894 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6145.000	810,600		483,500	1,294,100
Total Card	0.141	810,600		483,500	1,294,100
Total Parcel	0.141	810,600		483,500	1,294,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.33 | /Parcel: 332.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	263909
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	810,600	0	6,145.	483,500	1,294,100	1,294,100	Year End Roll	12/18/2019
2019	101	FV	625,500	0	6,145.	453,300	1,078,800	1,078,800	Year End Roll	1/3/2019
2018	101	FV	634,700	0	6,145.	374,700	1,009,400	1,009,400	Year End Roll	12/20/2017
2017	101	FV	634,700	0	6,145.	344,500	979,200	979,200	Year End Roll	1/3/2017
2016	101	FV	634,700	0	6,145.	314,300	949,000	949,000	Year End	1/4/2016
2015	101	FV	622,100	0	6,145.	308,200	930,300	930,300	Year End Roll	12/11/2014
2014	101	FV	622,100	0	6,145.	286,500	908,600	908,600	Year End Roll	12/16/2013
2013	101	FV	622,100	0	6,145.	272,600	894,700	894,700		12/13/2012

!15053!

PRINT

Date	Time
12/11/20	04:49:04

LAST REV

Date	Time
06/27/18	09:25:06
apro	
15053	

USER DEFINED

Prior Id # 1:	91144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZINK ANDREAS,	66087-228		9/17/2015	Convenience	1	No	No		
NORTHSOUTH DEVE	47060-26		3/3/2006		899,000	No	No		
GIUNTA PIERRE A	43162-203		6/29/2004	Change>Sale	900,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2008	111	Redo Bas	5,000			G9	GR FY09	finished for stora
1/10/2005	34	New Buil	180,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	336	PATRIOT
4/7/2006	MLS	BR	B Rossignol
3/29/2006	Inspected	BR	B Rossignol
9/8/2005	Permit Visit	BR	B Rossignol
6/16/2005	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6145		Sq. Ft.	Site		0	80.	0.98	9									483,479				G6	1.	483,500	

Total AC/HA:	0.14107	Total SF/SM:	6145	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	483,479	Spl Credit		Total:	483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97568238
Const Adj.:	0.99989998
Adj $ / SQ:	121.948
Other Features:	147694
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	820447
Depreciation:	9845
Depreciated Total:	810602

COMMENTS

subdivision 3 lots, 59&61Scituate & 218 Gray.
OF=2 BATHS HAVE 2 SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 5				Baths: 1		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

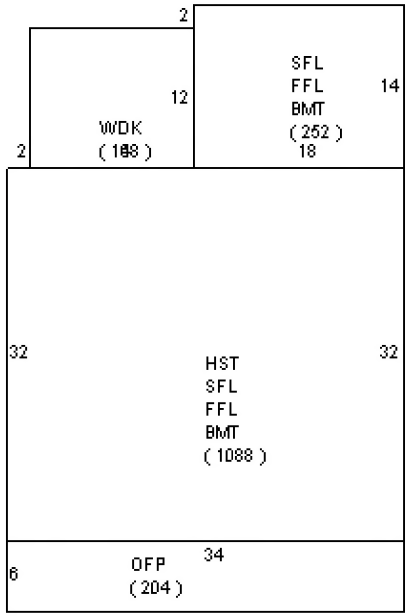
No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.19
Special Features:	0	Val/Su Net:	164.22
Final Total:	810600	Val/Su SzAd	251.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,340	51.490	69,000
FFL	First Floor	1,340	121.950	163,410
SFL	Second Floor	1,340	121.950	163,410
HST	Half Story	544	121.950	66,340
OFP	Open Porch	204	24.590	5,015
WDK	Deck	168	11.950	2,008

Net Sketched Area:	4,936			Total:	469,183
Size Ad	3224	Gross Are	5480	FinArea	3894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	